



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **34 Munsell Street – Determination of Significance**
Tax ID: 144.83-2-12
Case: CAUD 2015-79

A. Review Requested

Margaret Scarinzi submitted an application for Design Review on behalf of the Applicant, The Broome County Land Bank Corporation for the premises located at 34 Munsell Street, Tax Map number 144.83-2-12. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish the residential home and on site. The building, while structurally stable, has been identified as “blighted” by the Land Bank. The Applicant suspects that there is some amount of asbestos in the building. The locations of possible contamination are unknown at this time, subject to an interior review of the property. Future plans will offer the sale of the lot to the neighboring property owner through the Land Bank’s “Side Lot Program”. Alternatives include offering the site for a community garden or community park.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This home is best categorized as an example of rural folk housing in the National style. While it is impossible to tell what the original construction style of the home was because of significant exterior alterations during modernization of the home sometime in the last 40 years, the home was constructed

with simple massing, and most likely vernacular ornamentation. This home is a poor example of this type of housing style.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	pre-1890
Land Use	R-3 Residential, Building is vacant.
Significance	The massing of the home most closely resembles that of the National folk style. Detailing and windows on the home have been completely altered from their original construction and integrity. The property located at 34 Munsell Street does not appear on Sanborn Maps until 1891 when a slide was created for the area of this property. It is likely that this home was constructed sometime before this date, as the development of this neighborhood preceded 1890 as represented on the 1887 Sanborn Maps of the neighborhood area. The vernacular style of the home reinforces the earlier construction period of this home.
Condition	The exterior condition of the home is deteriorated. The Applicant noted that there is some amount of asbestos in the building, the locations of which are unknown at this time.

E. Photographs



Front, north facing façade (Oct. 9, 2015)



North and west facing façade's. (Oct. 9, 2015)



East and north facing façade's. (Oct. 9, 2015)